

# FOR LEASE

600 NW 14<sup>TH</sup> AVENUE • PORTLAND, OR



## RETAIL. OFFICE.

**BRAD MACOMBER**

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**COMMERCIAL  
INTEGRITY *nw***

commercialintegritynw.com  
503.218.4380



LEASE OFFERING

4,000-13,000 SF  
AVAILABLE  
\$24.00 PSF  
+NNN

# 600 NW 14<sup>TH</sup> AVENUE

600 NW 14<sup>TH</sup> AVENUE • PORTLAND, OR 97209

**Available** . . . From 4,000 – 13,000 SF  
**Ground Floor Retail** . . . 9,000 SF  
**Second Story** . . . 4,000 SF  
**Rate** . . . \$24.00 +NNN  
**Uses** . . . Retail, Office  
**Delivery** . . . Available Immediately

**Zoning** . . . EX  
**Built** . . . 1946  
**Average HH Income (1-Mile)** . . . \$109.5K  
**Daytime Population (1-Mile)** . . . 123,212  
**Walk Score** . . . 98 (Walker's Paradise)  
**Bike Score** . . . 95 (Biker's Paradise)



## LEASE OFFERING

As it's name suggests, The Pearl District of Downtown Portland hosts the most refined urban living in Portland, as well as restaurants by esteemed Chefs, reputable art galleries, renowned businesses, coveted retail space, and more.

New construction is the norm here; the Pearl's 10.1 million approximate square feet of commercial space is a number that's continuously rising. 600 NW 14th is next-door neighbor to some of the newest constructions projects in the area, including a 280-unit apartment development, and a boutique hotel set to break ground in 2023. Just blocks from the newly established Slabtown area the neighborhood is bursting with new energy and establishments, such as the famous Star Portland pizza restaurant from California's Bay Area, Irving Street Tapas, Kinnamons Bakery, TwoWrongs, and the brand new JoJo's.

The Subject Property stands less then 0.3 miles from an off-ramp exiting Interstate 405, where more than 118,185 vehicles pass every day.



- **IN THE HEART OF DESIRABLE PEARL DISTRICT NEIGHBORHOOD**

- **PEDESTRIAN-FRIENDLY LOCATION – WALK SCORE & BIKE SCORE: 98 + 95**

- **LESS THAN 0.3 MILES FROM THE I-405 OFF-RAMP (118,185+ VPD)**

- **ELEVATOR SERVED, SPACE HAS KITCHENETTE AND PRIVATE RESTROOMS**

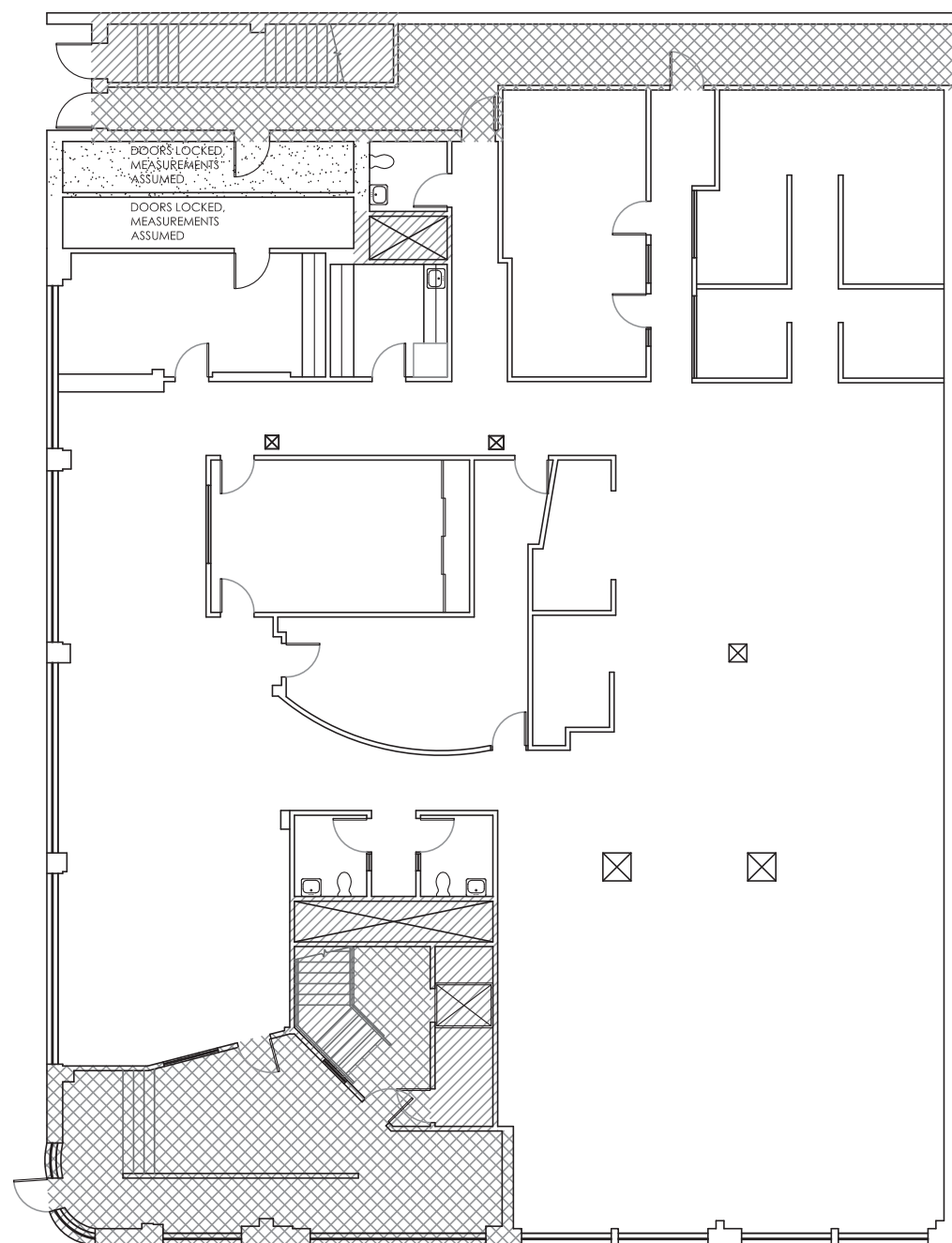
- **HIGH EXPOSED CEILINGS WITH LOTS OF NATURAL LIGHT**

- **\$1.7B ANNUAL CONSUMER SPENDING WITHIN A 1 MILE RADIUS**

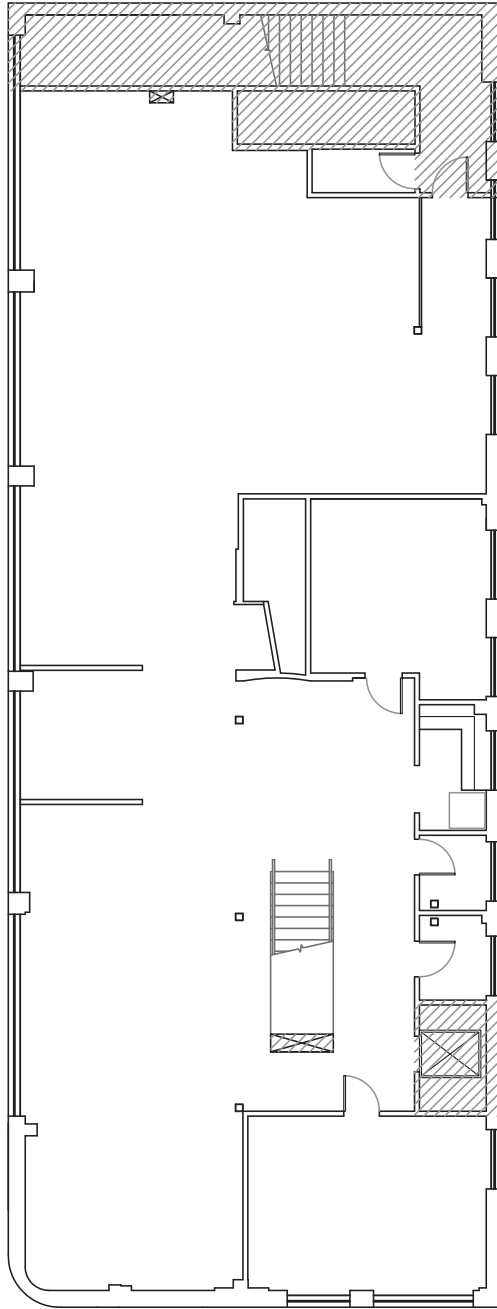
## 600 NW 14TH GROUND FLOOR PLAN

### 600 NW 14TH GROUND FLOOR

- 9,000 SF
- Light Filled Foyer
- Exposed Ceilings
- Plentiful On-Street Parking
- Flexible Spaces
- HVAC System
- Elevator
- Multiple Restrooms
- Large Window Bays
- Multiple Storage Rooms
- Multiple Offices
- Street Level Entry



## 600 NW 14TH 2ND FLOOR PLAN



# HIGHLIGHTS

### 600 NW 14TH 2ND FLOOR

- 4,000 SF
- Exposed Ceilings
- Flexible Spaces
- HVAC System
- Elevator
- Multiple Storage Rooms
- Multiple Offices

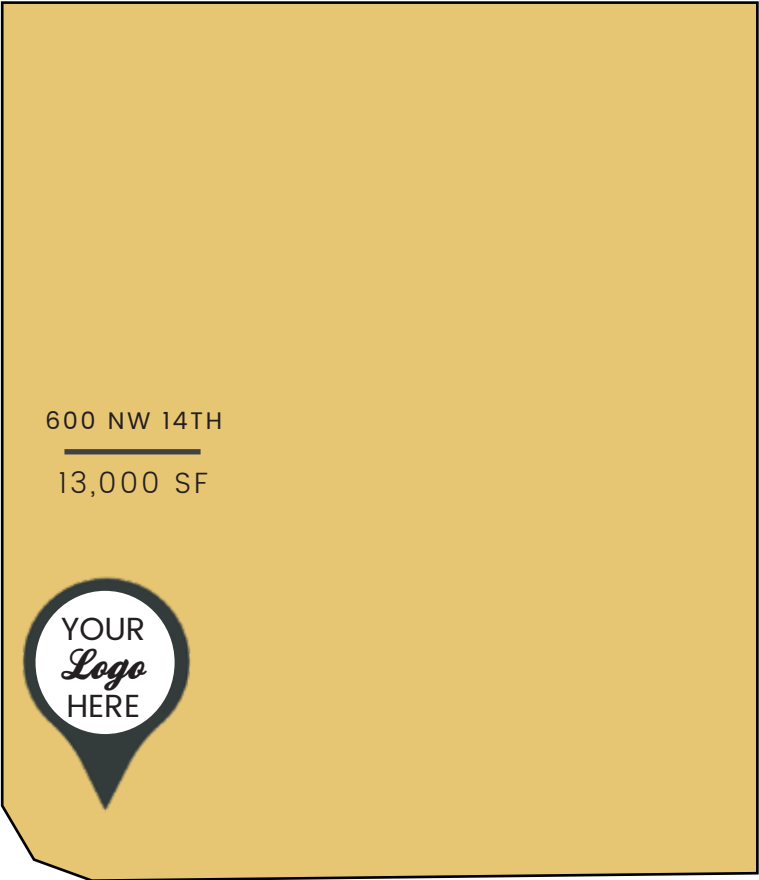


# PROPERTY PHOTOS



PROPERTY MAP

6,001+ VPD NW 14TH AVENUE



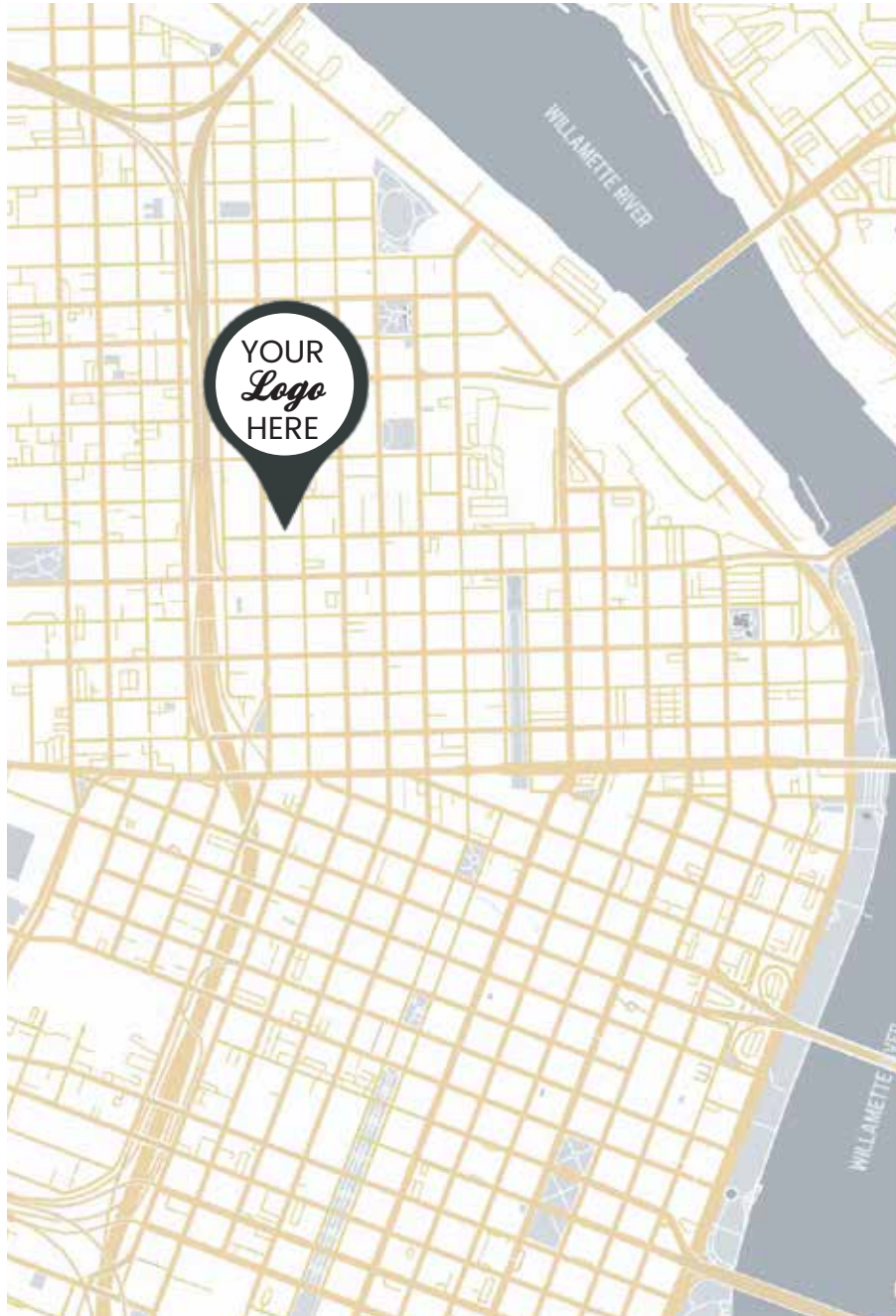
1,211+ VPD NW HOYT STREET

AERIAL MAP





# DEMOGRAPHICS



118,185+ VPD AT I-405 EXPRESSWAY  
 117,636+ VPD AT I-5/ US 30  
 6,001+ VPD AT NW 14TH AVE

TRAFFIC



ANNUAL FOOT TRAFFIC: 267,378 SITE VISITS  
 HOURLY FOOT TRAFFIC: 6PM PEAK  
 DAILY FOOT TRAFFIC: SATURDAY PEAK

TRANSPORTATION



WALKSCORE: 98 (WALKER'S PARADISE)  
 BIKESCORE: 95 (BIKER'S PARADISE)  
 TRANSITSORE: 87 (EXCELLENT TRANSIT)



AIRPORT:  
 38 MIN DRIVE TO PDX  
 PORTLAND INTERNATIONAL AIRPORT

1 MILE      3 MILES      5 MILES



DAYTIME POPULATION    123,212      327,265      547,341

DEMOGRAPHICS



HOUSEHOLDS    27,083      89,081      193,770



HH INCOME    \$109.5K      \$136.6K      \$131.6K



CONSUMER SPENDING    \$1.7B      \$6.9B      \$16B

POPULATION



STATE	OREGON	4.22 MILLION
COUNTY	MULTNOMAH COUNTY	812,855
MSA	PORTLAND METRO AREA	2.49 MILLION
CITY	PORTLAND	650,380





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